

Send tax notice to:  
Mr. and Mrs. James M. Corbitt  
4912 Sussex Road  
Birmingham, Alabama 35242

This Instrument Prepared By:  
Kay O. Wilburn, Esq.  
Dominick Feld Hyde, P.C.  
1130 22<sup>nd</sup> Street South  
Ridge Park, Suite 4000  
Birmingham, Alabama 35205

**THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.**

**WARRANTY DEED**

STATE OF ALABAMA        )

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY            )

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, Jeri Lynn Corbitt, in her capacity as Trustee of the Jeri Lynn Corbitt Management Trust dated December 13, 2006, along with James McDonald Corbitt, Sr. and Jeri Lynn Corbitt, husband and wife (collectively, the "Grantors"), do grant, bargain, sell and convey unto James McDonald Corbitt, Sr. and Jeri Lynn Corbitt, husband and wife (collectively, the "Grantees"), as tenants in common with equal rights and interest for the period or term that the Grantees shall both survive, and unto the survivor of the Grantees, at the death of the other, and to the heirs and assigns of such survivor in fee simple forever, such tenancy being expressly intended to create co-tenants in common for life with a contingent remainder in fee in favor of the survivor of the Grantees, all of the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 104, according to the Survey of Meadow Brook, Second Sector, Second Phase, as recorded in Map Book 7, Page 130, in the Office of the Judge of Probate of Shelby County, Alabama.

SOURCE OF TITLE: Instrument #20061214000609310

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.

2. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record and not of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantees, in the manner and interest as set forth and stated herein above, it being the express intention of the Grantors to create a life estate in each of the Grantees herein and a contingent remainder interest conditioned upon the survival of each Grantee by the other.

The above property constitutes the homestead of James McDonald Corbitt, Sr. and Jeri Lynn Corbitt, husband and wife, who are Grantors herein along with the other said fiduciary Grantor.

And we do for ourselves and for our respective heirs, executors, administrators, successors, and/or assigns, covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our respective heirs, executors, administrators, successors, and/or assigns, shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

This instrument is executed by the fiduciary Grantor, Jeri Lynn Corbitt, solely in her said representative capacity named herein, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of such Grantor in her individual capacity, and the liability of such Grantor is expressly limited to her said representative capacity named herein.

**IN WITNESS WHEREOF**, the Grantors have hereunto set their hands and seals on

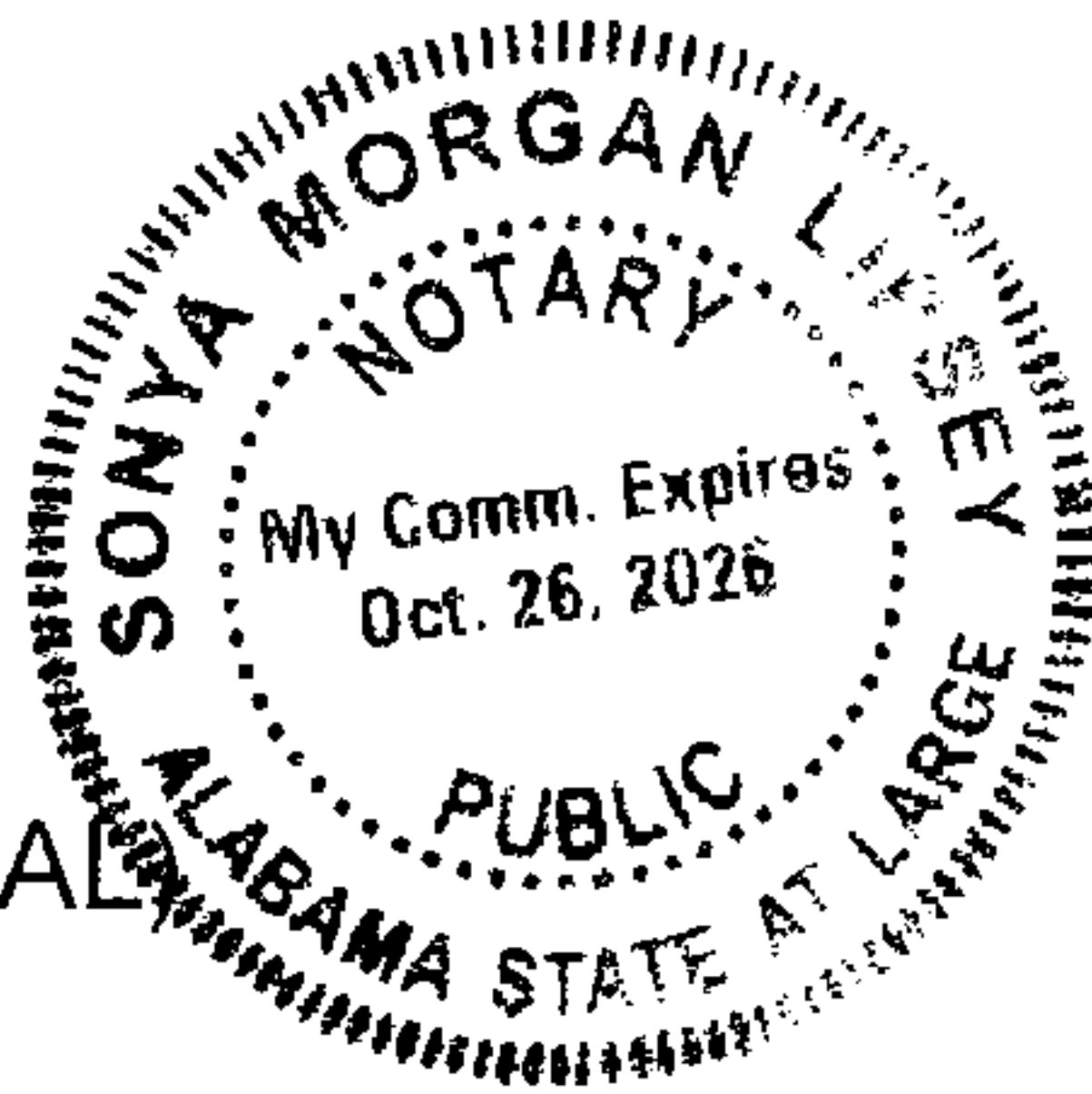
April 24, 2024



Jeri Lynn Corbitt, as Trustee of the Jeri Lynn Corbitt Management Trust dated December 13, 2006

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Jeri Lynn Corbitt, whose name as Trustee of the Jeri Lynn Corbitt Management Trust dated December 13, 2006, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, she, in her capacity as Trustee and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand on April 24, 2024.



(NOTARY SEAL)

Sonya Morgan Lipsey  
Notary Public

Sonya Morgan Lipsey  
Printed Name

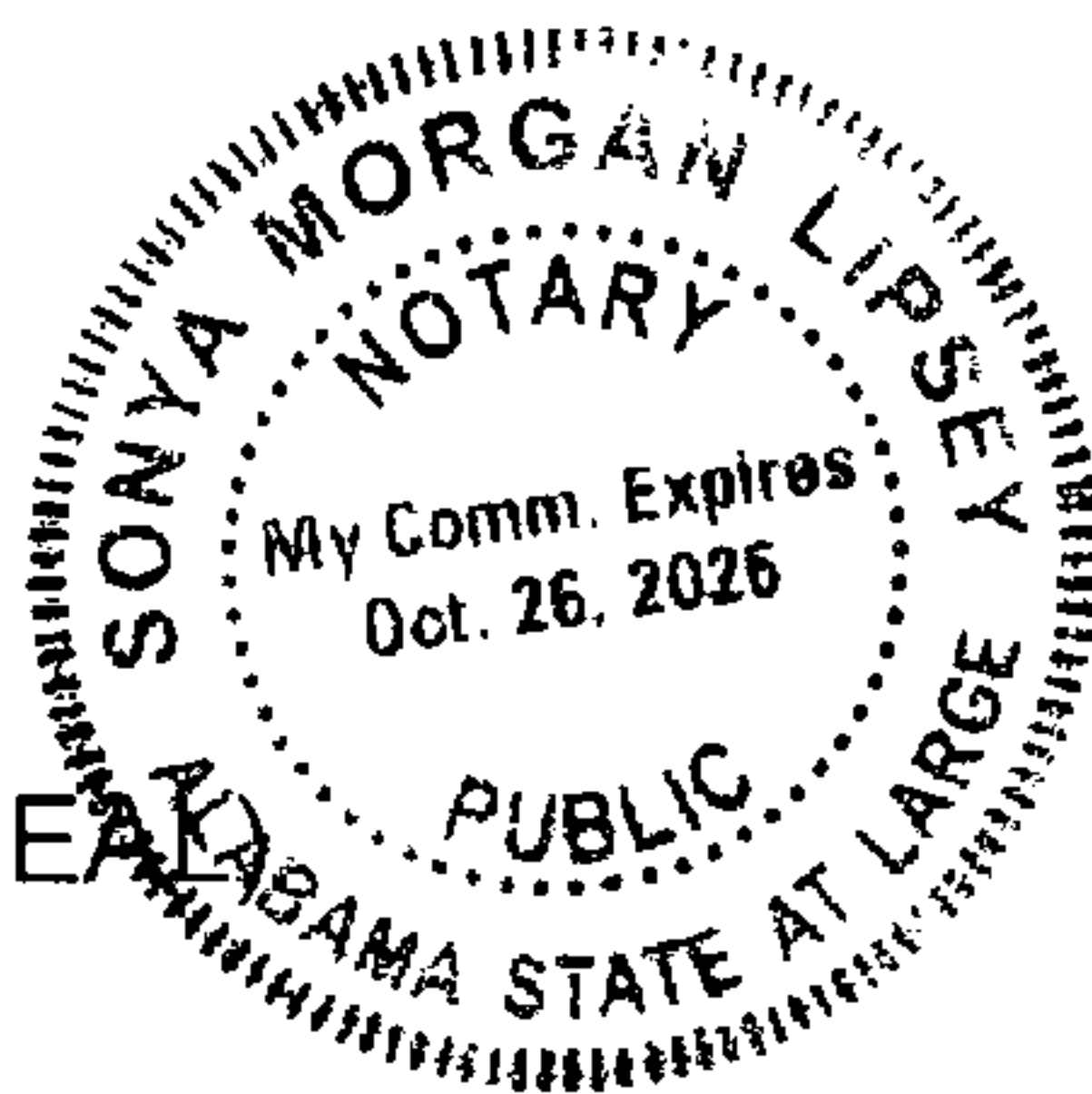
My Commission Expires: Oct. 26, 2026

James McDonald Corbitt, Sr.  
James McDonald Corbitt, Sr.

Jeri Lynn Corbitt  
Jeri Lynn Corbitt

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that James McDonald Corbitt, Sr. and Jeri Lynn Corbitt, husband and wife, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand on April 24, 2024.



(NOTARY SEAL)

Sonya Morgan Lipsey  
Notary Public

Sonya Morgan Lipsey  
Printed Name

My Commission Expires: Oct. 26, 2026



**Real Estate Sales Validation Form*****This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

**Grantor's Name** Corbitt, Jeri Lynn Trustee  
**Mailing Address** Jeri Lynn Corbitt Trust  
4912 Sussex Road  
Birmingham, Alabama 35243

**Grantee's Name** James McDonald Corbitt, Sr. & Jeri Lynn Corbitt  
**Mailing Address** 4912 Sussex Road  
Birmingham, Alabama 35242

**Property Address** 4912 Sussex Road  
Birmingham, Alabama 35242

**Date of Sale** 04/24/2024  
**Total Purchase Price \$** \_\_\_\_\_  
 or  
**Actual Value \$** \_\_\_\_\_  
 or  
**Assessor's Market Value \$** 435,200 - 1/2 = \$217,600; Owner to Owner & Spouse

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/25/2024 02:50:29 PM  
 \$249.00 BRITTANI  
 20240425000121070



*Allen S. Byrd*

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale ☐ Appraisal  
☐ Sales Contract ☒ Other Shelby County Tax Assessor  
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

**Instructions**

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date \_\_\_\_\_

Print Kay O. Wilburn

Unattested \_\_\_\_\_

Sign Kay O. Wilburn

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1